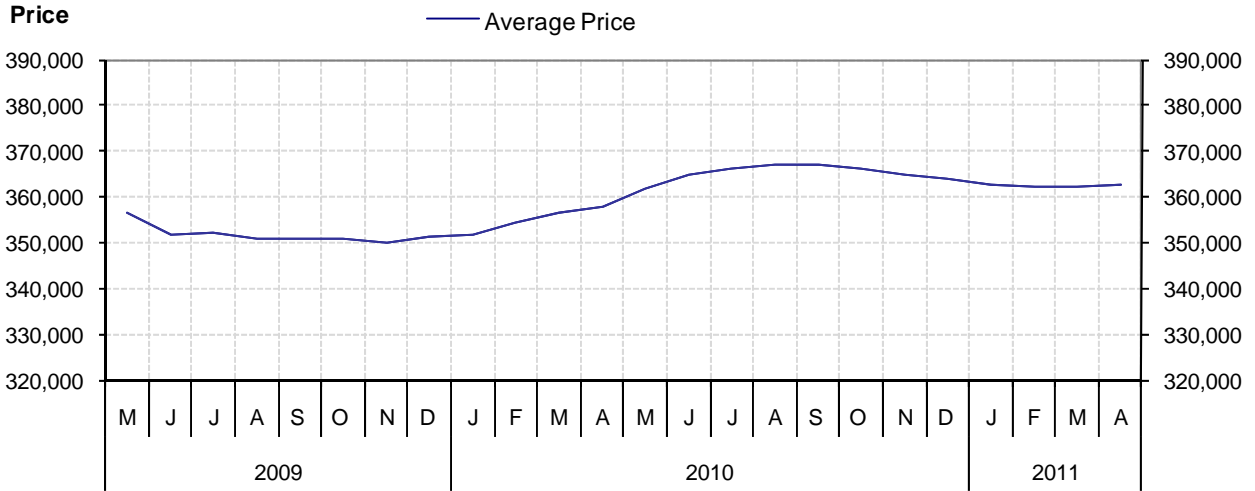


Nanaimo

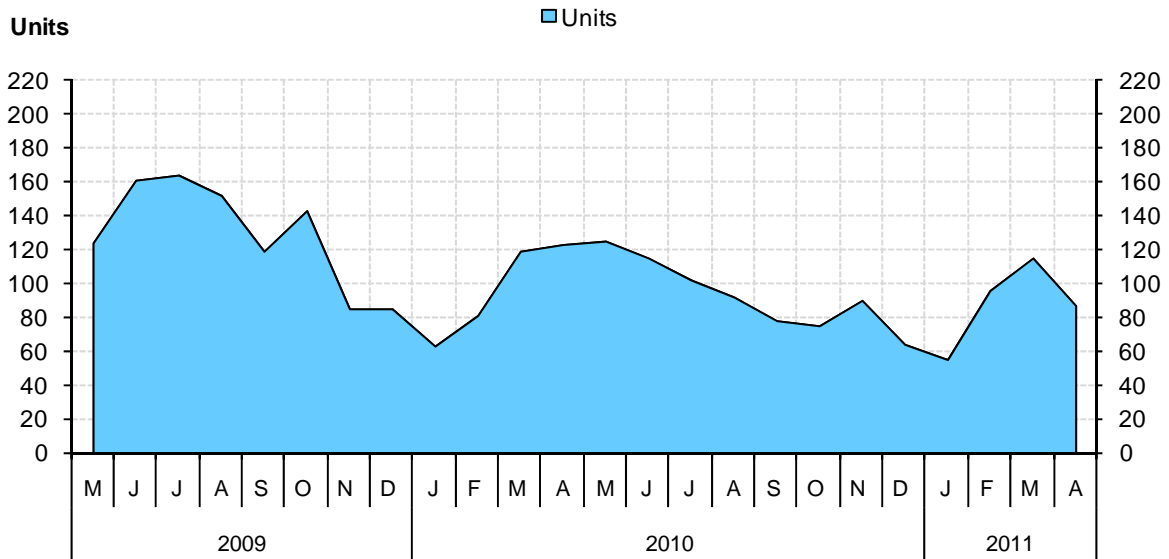
as at April 30, 2011

Cumulative Residential Average Single Family Sale Price



NOTE: Figures are based on a "rolling total" from the past 12 months – i.e. 12 months to date instead of the calendar "year to date".

Single Family Units Reported Sold



Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	10	21	-52%	180	315	-43%
Units Reported Sold	2	13	-85%	85	161	-47%
Sell/List Ratio	20%	62%		47%	51%	
Reported Sales Dollars	\$540,000	\$2,028,525	-73%	\$13,186,060	\$23,817,950	-45%
Average Sell Price / Unit	\$270,000	\$156,040	73%	\$155,130	\$147,938	5%
Median Sell Price	\$335,000			\$154,900		
Sell Price / List Price Ratio	97%	96%		94%	95%	
Days to Sell	124	157	-21%	103	106	-3%
Active Listings	79	93				
Single Family						
Units Listed	237	235	1%	2354	2317	2%
Units Reported Sold	87	123	-29%	1092	1412	-23%
Sell/List Ratio	37%	52%		46%	61%	
Reported Sales Dollars	\$32,581,611	\$45,240,026	-28%	\$396,149,718	\$505,809,764	-22%
Average Sell Price / Unit	\$374,501	\$367,805	2%	\$362,774	\$358,222	1%
Median Sell Price	\$340,000			\$345,000		
Sell Price / List Price Ratio	95%	97%		96%	96%	
Days to Sell	51	45	13%	55	50	10%
Active Listings	645	581				
Condos (Apt)						
Units Listed	72	132	-45%	634	699	-9%
Units Reported Sold	24	20	20%	223	306	-27%
Sell/List Ratio	33%	15%		35%	44%	
Reported Sales Dollars	\$4,986,650	\$4,540,700	10%	\$50,603,379	\$69,205,368	-27%
Average Sell Price / Unit	\$207,777	\$227,035	-8%	\$226,921	\$226,161	0%
Median Sell Price	\$203,150			\$217,000		
Sell Price / List Price Ratio	94%	96%		95%	94%	
Days to Sell	72	74	-2%	73	82	-11%
Active Listings	284	292				
Condos (Patio)						
Units Listed	15	6	150%	105	95	11%
Units Reported Sold	4	4	0%	48	61	-21%
Sell/List Ratio	27%	67%		46%	64%	
Reported Sales Dollars	\$1,348,800	\$1,338,241	1%	\$12,729,900	\$17,495,057	-27%
Average Sell Price / Unit	\$337,200	\$334,560	1%	\$265,206	\$286,804	-8%
Median Sell Price	\$320,000			\$280,000		
Sell Price / List Price Ratio	98%	99%		97%	97%	
Days to Sell	63	58	8%	75	66	14%
Active Listings	30	21				
Condos (Twnhse)						
Units Listed	50	29	72%	497	412	21%
Units Reported Sold	17	17	0%	165	195	-15%
Sell/List Ratio	34%	59%		33%	47%	
Reported Sales Dollars	\$4,492,434	\$4,998,682	-10%	\$42,951,975	\$50,394,813	-15%
Average Sell Price / Unit	\$264,261	\$294,040	-10%	\$260,315	\$258,435	1%
Median Sell Price	\$228,000			\$244,000		
Sell Price / List Price Ratio	96%	98%		101%	96%	
Days to Sell	66	62	6%	67	72	-7%
Active Listings	187	151				

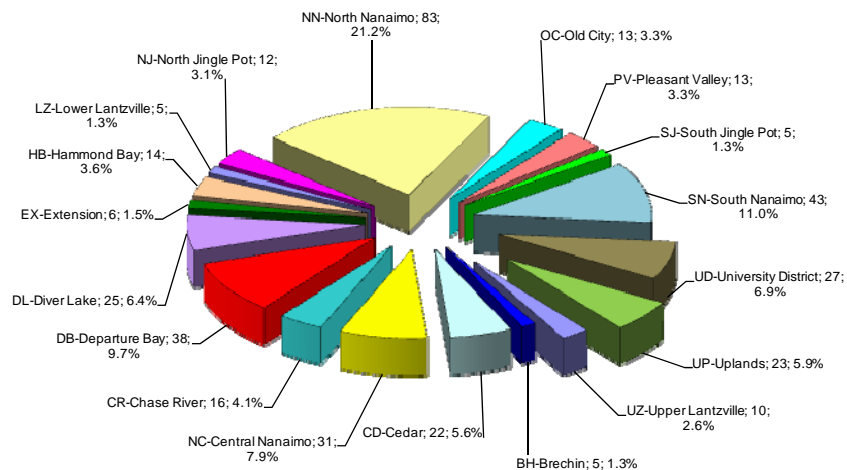
Please Note: **Single Family** property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to April 30, 2011

	0-150,000	150,001-200,000	200,001-250,000	250,001-300,000	300,001-350,000	350,001-400,000	400,001-450,000	450,001-500,000	500,001-600,000	600,001-700,000	700,001-800,000	800,001-900,000	900,001-1 MI	OVER 1 MI	Total
BH-Brechin Hill	0	0	0	2	2	1	0	0	0	0	0	0	0	0	5
CD-Cedar	0	0	4	4	3	1	2	3	1	1	1	0	1	1	22
NC-Central Nanaimo	0	0	6	11	11	3	0	0	0	0	0	0	0	0	31
CR-Chase River	0	0	0	2	5	2	6	1	0	0	0	0	0	0	16
DB-Departure Bay	0	0	1	2	16	8	7	1	2	0	0	0	0	1	38
DL-Diver Lake	0	1	4	4	10	4	0	2	0	0	0	0	0	0	25
EX-Extension	0	0	1	0	2	2	1	0	0	0	0	0	0	0	6
HB-Hammond Bay	0	0	0	0	5	1	1	4	2	1	0	0	0	0	14
LZ-Low er Lantzville	0	0	0	1	2	0	1	0	0	0	1	0	0	0	5
NJ-North Jingle Pot	0	0	0	0	0	3	0	2	2	3	2	0	0	0	12
NN-North Nanaimo	0	0	0	3	9	18	24	9	13	2	2	3	0	0	83
OC-Old City	0	3	1	2	3	2	1	0	1	0	0	0	0	0	13
PV-Pleasant Valley	0	1	0	1	3	7	1	0	0	0	0	0	0	0	13
SJ-South Jingle Pot	0	0	0	0	0	0	1	3	1	0	0	0	0	0	5
SN-South Nanaimo	0	10	3	12	10	7	1	0	0	0	0	0	0	0	43
UD-University District	0	2	4	9	7	2	2	0	1	0	0	0	0	0	27
UP-Uplands	0	0	1	7	6	6	2	0	0	1	0	0	0	0	23
UZ-Upper Lantzville	0	0	1	1	2	2	2	1	1	0	0	0	0	0	10
ZONE 4 TOTALS	0	17	26	61	96	69	52	26	24	8	6	3	1	2	391

**Single Family Sales - Nanaimo
by Subarea**



Total Unconditional Sales January 1 to April 30, 2011 = 391

GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	3	4	-25%	44	50	-12%
Units Reported Sold	0	2	-100%	17	24	-29%
Sell/List Ratio	0%	50%		39%	48%	
Reported Sales Dollars	\$0	\$323,000	-100%	\$2,127,999	\$3,482,500	-39%
Average Sell Price / Unit		\$161,500		\$125,176	\$145,104	-14%
Median Sell Price				\$130,000		
Sell Price / List Price Ratio		94%		92%	91%	
Days to Sell		46		91	96	-5%
Active Listings	22	19				
Single Family						
Units Listed	12	13	-8%	103	123	-16%
Units Reported Sold	2	5	-60%	39	62	-37%
Sell/List Ratio	17%	38%		38%	50%	
Reported Sales Dollars	\$440,000	\$1,489,000	-70%	\$13,123,900	\$19,014,750	-31%
Average Sell Price / Unit	\$220,000	\$297,800	-26%	\$336,510	\$306,690	10%
Median Sell Price	\$225,000			\$315,000		
Sell Price / List Price Ratio	89%	89%		94%	93%	
Days to Sell	149	115	30%	94	87	9%
Active Listings	44	46				

PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes, single family waterfront or single family strata. **LOTS** do NOT INCLUDE acreage or waterfront acreage.

Cumulative Residential Average Single Family Sale Price

